Minutes of the Special Meeting of the Syracuse City Redevelopment Agency held on March 9, 2021 at 7:06 p.m., held virtually via Zoom, meeting ID 862 4224 1827, and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. Pursuant to written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infections and potentially dangerous nature of Infectious Disease COVID-19 Novel Coronavirus.

Present: Members: Lisa W. Bingham

Corinne N. Bolduc Dave Maughan Jordan Savage Seth Teague

Mayor Mike Gailey City Manager Brody Bovero City Recorder Cassie Z. Brown

City Employees Present:

City Attorney Paul Roberts Police Chief Garret Atkin Fire Chief Aaron Byington

Parks and Recreation Director Kresta Robinson

Community and Economic Development Director Noah Steele

Administrative Intern Brittany Morgan

## 1. Meeting Called to Order/Adopt Agenda

Mayor Gailey called the meeting to order at 7:06 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Boardmember.

BOARDMEMBER BOLDUC MOVED TO ADOPT THE AGENDA. BOARDMEMBER TEAGUE SECONDED THE MOTION; ALL VOTED IN FAVOR.

## 2. Proposed Resolution RDA21-02 authorizing the execution of an agreement for tax increment rebates related to development of office/retail/storage facility project.

A staff memo from the Community and Economic Development (CED) Department explained an office/storage/warehouse/retail development is proposed to be built surrounding the Pizza Factory. In preparation for the development, the landowner is requesting that the RDA Board assist him in infrastructure improvements that would serve the future development and also make travel between commercial projects more convenient and safe. The improvements would also alleviate some pressure off the busy intersection of Bluff Ridge Drive and Antelope Drive. It may also assist in expediting the construction of the buildings and freeing up moneys that could be used to make the facades more attractive. The funds would be used to build the drive isles prior to the buildings. The drive isles are needed to ensure cross access between projects and also create a network of options for motorists attempting to turn left on Antelope from Bluff Ridge Drive. The funds would be used to install the needed sewer, storm drain, culinary waterlines, and pave the driveways needed to get the project rolling. The total requested for the entire project is \$512,897. This incentive is different than most as it is requesting money up front rather than tax rebate. As the 750 West RDA is more established than others, there are sufficient funds available should it be desirable to the RDA Board. The approximate breakdown of the project square footages are: Retail - 5,000, Flex Office/Warehouse - 20,000 square feet, Storage Units - 23,000 square feet. It is not common practice to offer tax increment funds to a project of this scale and use type, however, the immediate benefits of improved traffic safety and circulation could be enjoyed by the surrounding residents. The improvements may alleviate concerns expressed by them recently in conjunction with the proposed 'Brigg's' mixed use project. If the incentive is desired, staff recommends making the funds contingent upon the developer granting public access across the properties both to the east and to the west legalizing the improved traffic circulation described above. Also, staff recommends putting a required time limit to when the improvements will be made and a time limitation on when the project's buildings are required to be built. After the building is built, there may be additional opportunities to incentivize specific employers to locate into the building. The item was discussed on September 22, 2020 where it was tabled for more accurate bid and plans. The developer has since provided revised plans and bid. City Council reviewed the item on January 26, 2021 and tabled the item again because they requested three bids to be provided. The bids came in and are attached: Consolidated Paving and Concrete \$624,802.75, Slippery Rock \$626,109.10, Wasatch Sand and Gravel \$512,897.40. The memo concluded the goal of the discussion is to determine whether to approve, approve with conditions, table, or deny this item.

Mr. Steele reviewed his staff memo.

BOARDMEMBER SAVAGE MADE A MOTION TO ADOPT PROPOSED RESOLUTION RDA21-02 AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR TAX INCREMENT REBATES RELATED TO

Redevelopment Agency Special Meeting March 9, 2021

DEVELOPMENT OF AN OFFICE/RETAIL/STORAGE FACILITY PROJECT. BOARDMEMBER BOLDUC SECONDED THE MOTION, ALL VOTED AYE.

At 7:08~p.m. BOARDMEMBER TEAGUE MADE A MOTION TO ADJOURN. BOARDMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

City Recorder

Mike Gailey Cassie Z. Brown, MMC

Date approved: May 11, 2021

Mayor